

4:30 P. M. Michael Colaneri, Stan Richards, Cynthia Mitchell

Also present: Jo-Ann Resendes, Principal Assessor; Jonathan Revere; Oakes Ames; Joan Ames

1. It was moved, seconded, and unanimously voted to approved the minutes of 7/13/06 and 7/18/06.
2. The following were signed:  
R. E. Exemption Certificate #07202006R01  
Bills
3. Old Business - There was a discussion of when the next interim adjustment would be started and how the reinspection program is progressing. There was discussion about planning for a full field review as part of the FY2008 reval project.
4. The following abatement applications were acted on and notices signed:  
Nancy Accola      parcel 1-24      Abated - overvaluation
5. Oakes Ames was present to discuss his application for abatement. After discussion, the board agreed to hold the discussion in open session.

Mr. Ames said that his issue was very specific and regarded the nine acres of his 14.2 acre property that are under a conservation restriction. He asked for reconsideration of the adjustment factors currently used. There was discussion of the site, i.e. size, location, views, wetlands. Mr. Ames noted that he had recently talked with the Trustees of Reservations (holder of the restriction) about his restriction compared to the ones on Seven Gates Farm properties. The TTOR felt that the restrictions were similar. Mr. Ames' concern is that the approximate 75% reduction on the SGF properties is much greater than the 25% reduction on the nine acres of his property. He also noted a 75% reduction on the Schmidt property. Michael Colaneri noted that the goal of the assessors is to make a fair estimate of value. There was discussion about the effects of a conservation restriction on large, unimproved (vacant) parcels as opposed to smaller parcels which have dwellings.

Mr. Ames noted that if a 75% reduction were applied to his restricted acres it would result in a reduction of about \$410,000. He feels that the conservation restriction has to be a determinant. Without the restriction he could subdivide his property into two five acre sites. SGF approval would be needed. There was some discussion about conservation restrictions in general and how each is different and allows different future uses of the property, and how different adjustments to assessed value are made. Mr. Ames understands the process but feels there are problems. His lot can be subdivided and may need further adjustment. He noted that the issue is what the appraiser thinks, what is the affect of the restriction on the overall property value.

Michael said that the board would review everything and make a decision in the near future.

Respectfully submitted,

Jo-Ann Resendes, Principal Assessor

Approved: